084.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,400 / 746,400
					USE VALUE:	746,400 / 746,400
					ASSESSED:	746,400 / 746,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WASHINGTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WELCH LOUISE E
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	3 WASHINGTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WELCH LOUISE E -
Owner 2:	LIFE ESTATE -
Street 1:	3 WASHINGTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1406 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10800.000	225,600		520,800	746,400
Total Card	0.248	225,600		520,800	746,400
Total Parcel	0.248	225,600		520,800	746,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.87 | /Parcel: 530.8

Legal Description

User Acct

52908

GIS Ref

GIS Ref

Insp Date

10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 084.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,700	0	10,800.	520,800	746,500	746,500	Year End Roll	12/18/2019
2019	101	FV	185,100	0	10,800.	513,400	698,500	698,500	Year End Roll	1/3/2019
2018	101	FV	185,100	0	10,800.	394,300	579,400	579,400	Year End Roll	12/20/2017
2017	101	FV	185,100	0	10,800.	372,000	557,100	557,100	Year End Roll	1/3/2017
2016	101	FV	185,100	0	10,800.	342,200	527,300	527,300	Year End	1/4/2016
2015	101	FV	174,100	0	10,800.	319,900	494,000	494,000	Year End Roll	12/11/2014
2014	101	FV	174,100	0	10,800.	294,600	468,700	468,700	Year End Roll	12/16/2013
2013	101	FV	174,100	0	10,800.	294,600	468,700	468,700		12/13/2012

!6860!

PRINT

Date	Time
12/10/20	21:33:56

LAST REV

Date	Time
04/30/19	15:07:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6860

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELCH LOUISE E	30570-565		8/23/1999	Convenience	99	No	No		
WELCH WALTER	28679-292		6/8/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	52908
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	372	PATRIOT
4/20/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10800		Sq. Ft.	Site		0	70.	0.69	6									520,801						520,800	

Total AC/HA: 0.24793 | Total SF/SM: 10800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,801 | Spl Credit | Total: 520,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.93109500
Adj $ / SQ:	163.407
Other Features:	49750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326975
Depreciation:	101362
Depreciated Total:	225613

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

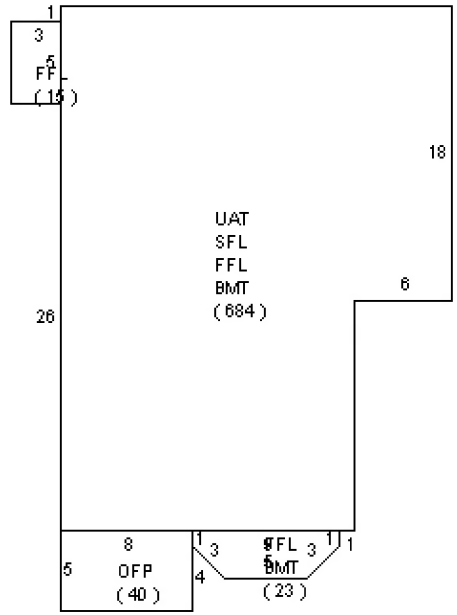
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.41
Special Features:	0	Val/Su Net:	97.07
Final Total:	225600	Val/Su SzAd	160.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	722	163.410	117,980
BMT	Basement	707	49.020	34,659
SFL	Second Floor	684	163.410	111,771
UAT	Upper Attic	171	65.360	11,177
OFP	Open Porch	40	40.970	1,639

Net Sketched Area:	2,324	Total:	277,226
Size Ad	1406	Gross Are	2837	FinArea	1406
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	